Prepared by.
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1232
Davidson County
DEEDWARR
2 pgs

Karen Johnson
Batch # 1327860
09/29/2025 12 34.32 PM
Fees $13 00 Taxes $1,968 40

20250929-0077326

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Leslie L. Watkins, Trustor or Trustee of The Watkins Trust, Dated January 11, 2019**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nicole Holmes, a single woman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 69 Block D, on the Plan of Resubdivision of Sunnymeade Unit No. 1 of record in Plat Book 974, Page (s) 56 and 57, in the Register's Office for Said County.

Said Lot No. 69 fronts 50 feet on the North side of Sunnymeade Avenue and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Edith A. Cranford Caldwell, a single person by Warranty Deed from Louise A Drake, a widow of record in Book 8248, Page 296, Register's Office for Davidson County, Tennessee, dated November 29, 1990 and recorded on December 03, 1990.

Being the same property conveyed to Victor Hazelwood, Trustee by Quitclaim Deed from Edith A Cranford Caldwell of record in Instrument No. 20050721-008515 Register's Office for Davidson County, Tennessee, dated July 13, 2005 and recorded on July 21, 2005 and within the same deed the said Victor Hazelwood, Trustee conveyed his interest in the subject property to Edith A. Cranford Caldwell and Gwendolyn Faye Caldwell Clark, with the right of survivorship.

Being the same property conveyed to Colin Schiller, married by Warranty Deed from Edith A. Caldwell, unmarried and Gwendolyn Faye Caldwell Clark, unmarried of record in Instrument No. 20240321-0019536 Register's Office for Davidson County, Tennessee, dated March 18, 2024 and recorded on March 21, 2024.

Being the same property conveyed to Leslie L. Watkins, Trustor or Trustee of The Watkins Trust, Dated January 11, 2019 by Warranty Deed from Colin Schiller, married of record in Instrument No. 20240516-0036340 Register's Office for Davidson County, Tennessee, dated May 13, 2024 and recorded on May 16, 2024.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1229 Sunnymeade Drive, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Nicole Holmes 1229 Sunnymeade Drive Nashville, TN 37216	NEW OWNER	061-16-0-264.00

WITNESS THE EXECUTION HEREOF this 25th day of September, 2025.

The Watkins Trust, Dated January 11, 2019

, Trustor/Trustee
By: Leslie L. Watkins, Trustor/Trustee

State of Tennessee)
County of Davidson)

On this 25th day of September, 2025, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Leslie L. Watkins, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Trustor/Trustee of the maker, The Watkins Trust, dated January 11, 2019, that she is authorized by the maker to execute this instrument, and that she has executed this instrument on behalf of The Watkins Trust, dated January 11, 2019, as Trustor/Trustee.

Notary Public

My Commission Expires: 3/3/04

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 532,000.00.**

Affiant

Sworn and subscribed before me on this the 25th day of September, 2025.

Notary Public

My Commission Expires: 3/3/04

ANGELA Y POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON